

SUBJECT: Designation of a portion of the Camp Washington neighborhood as an urban renewal plan study area.

PURPOSE

To approve a boundary identifying portions of the Camp Washington neighborhood as the study area for an urban renewal plan (please see attached map).

BACKGROUND

Two years ago the Strategic Program for Urban Redevelopment (SPUR) team identified Camp Washington as a priority study area due to the high concentration of existing manufacturing activity and recent closures of businesses. The goal of SPUR is to return vacant, underused land to productive use and retain existing businesses. Efforts by the SPUR team require predevelopment evaluation that focuses on early consideration of the potential for redevelopment on manufacturing sites. The Department of Community Development and Planning staff engaged the services of Cole & Russell Architects as consultants to prepare a study and plan. A draft of the plan is being prepared.

In accordance with Chapter 725, Cincinnati Municipal Code (CMC) "Urban Renewal", (Ordinance No. 225-1990), the procedure for adoption of an Urban Renewal plan requires the following sequence of events:

1. Identification of a proposed study area boundary by the City Planning Commission;
2. Preparation of a preliminary or draft plan by the City Manager;
3. Submission of the preliminary draft plan to the Planning Commission for review and comment; and
4. Preparation of the proposed plan in final form by the City Manager.

The development of an urban renewal plan with design guidelines satisfies the second requirement for implementing a development plan for the manufacturing areas of Camp Washington. A draft of this plan will be submitted to the City Planning Commission for review and comment prior to submission of the final document.

THE GEOGRAPHICAL LOCATION OF THE PROPOSED URBAN RENEWAL AREA

The proposed urban renewal area is situated along the Spring Grove Avenue corridor of the Camp Washington neighborhood. The study area is bounded approximately by Ludlow Avenue and Interstate 74 to the north; Colerain Avenue and Interstate 75 to the east; Western Hills Viaduct to the south; and Rail Road Yards to the west, as shown on the attached map.

PROJECT COORDINATION

The Department of Community Development and Planning is coordinating with the consultant Cole & Russell Architects, the Camp Washington Business Association and the Community Council to complete the necessary steps to adopt the Camp Washington Industrial Urban Renewal Plan. The

Office of Architecture and Urban Design is conducting a blight study for the area in accordance with Chapter 725 CMC.

The Camp Washington Community Council voted to support the Urban Renewal study boundary on June 6, 2006.

RECOMMENDATION

The Department of Community Development and Planning staff recommends that the City Planning Commission take the following action:

Approve the Camp Washington Industrial Urban Renewal Plan study area boundary for the preparation of an urban renewal plan in accordance with Chapter 725 of the Cincinnati Municipal Code.

APPROVED:

Respectfully submitted,

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